

AGENDA
Zoning Board
Borough of Rumson
April 19, 2016
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Michael & Tara Heal**, 45 Washington Avenue (Corner Oyster Bay) Washington Avenue (Primary Front) and Oyster Bay (Secondary Front) / Block 136, Lot 1, R-5 Zone) to elevate residence to meet required Base Flood Elevation (B.F.E.). Construct a new front entry, remove existing rear covered porch and shed, expand existing second floor within, existing first floor footprint, add dormer converting existing attic space to living space and expand existing decks at the existing premises. Based on the Board's review and discussion relative to this application at the March 15, 2016 meeting the applicant submitted a revised Site/Architectural Plan by J. Regan, AIA, sheets V1, V2, A3, dated 1/26/16, revised 3/21/16. The revised plan reduced the rear deck width so as to provide a 3 foot setback from the rear property line as well as having a 5 foot high solid privacy fence on the deck facing the rear property line. In addition, the revised plans removed and/or reduced the proposed floor area expansion by eliminating the proposed addition of a dormer and the conversion of the attic to living space. Those revisions reduced the proposed floor area to 3,718 s.f., with the modest change from the existing 3692 s.f. being caused by the need for revised entryways arising from elevating the house.

2. The application of **Elizabeth Quirk**, 8 Highland Avenue (Block 56, Lot 3, R-6 Zone) to construct a new open-sided covered front porch at the existing premises. The residence is currently non-conforming in Minimum Building Front Setback 30 feet Required; 15.9 feet Existing and minimum Porch Front Setback 25 feet Required; 12.6 feet Existing. New construction will increase non-conformities in Minimum Porch Front Setback 25 feet Required; 12.6 feet Existing; 10.8 feet Proposed.

3. The application of **Alan Spina**, 5 Maple Avenue (Block 67, Lot 1.01, R-5 Zone) to raze existing residence to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 33 feet Existing. New construction will create no new non-conformities.

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4. The application of **Katherine Vossen**, 53 Washington Street (Block 30, Lot 12, R-5 Zone) to construct a new one-story rear bump-out addition at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf Required; 3,881.52 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 44 feet Existing, and Interior Lot Shape 34 feet Required; 28 feet Existing. The residence is currently non-conforming in Minimum Building Front Setback 35 feet Required; 17.8 feet Existing, Minimum Porch Front Setback 30 feet Required; 13.4 feet Existing, Minimum Rear Setback Required 35 feet; 23.2 feet Existing and Minimum Side Setback Required one side 8 feet and total of 18 feet; Existing one side 4.1 feet and total of 21.4 feet. The accessory building (Shed) is non-conforming in Side and Rear Setback 5 feet Required; Side Setback 4 feet and Rear Setback 1 foot Existing. In addition, the existing rear patio is non-conforming. New construction will create no new non-conformities.

5. The continued application of **Joseph & Amber Guardino**, 25 Waterman Avenue (Corner Washington Avenue) Waterman Avenue (Primary Front) and Washington Avenue (Secondary Front) / Block 145, Lot 6, R-5 Zone) to elevate the residence to meet required Base Flood Elevation (B.F.E.), enclose existing front and rear covered porches and construct new rear fill-in additions at the existing premises. The property is currently non-conforming in Minimum Lot Area 8,000 sf. Required; 6,585 sf. Existing, Primary Lot Width and Frontage (Waterman Avenue) 75 feet Required; 50.09 feet Existing and Corner Lot Shape 33 feet Required; 14 feet Existing. The residence is non-conforming in Primary Front Setback (Waterman Avenue) 35 feet Required Building; 24.42 feet Existing and 30 feet Required Porch; 20.33 feet Existing, Secondary Front Setback (Washington Avenue) 35 feet Required Building; 8.08 feet Existing and 30 feet Required Porch; 4.59 feet Existing; Maximum Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing and Maximum Floor Area 2,475 sf. Permitted; 3,714 sf. Existing. Based on the Board's review and discussion relative to this application at the March 15, 2016 meeting the applicant submitted a revised Architectural Plan by Robert Adler, Architect, sheets 1-8, dated 2/15/16, last revised 3/29/16. The revised plan removes one of the screened porches and a portion the proposed attic living space reducing the propose Floor Area 2,475 sf. Permitted; 3,714 sf. Existing; 3,971 sf.; 3,737 sf. Proposed and also reduces the Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing; 2,121 sf. Proposed and creates non-conformity in Maximum Permitted Elevation Ridge 43 feet Permitted; 48.96 feet Proposed and Eave Elevation 34 feet Permitted 43.5 feet Proposed.

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ADMINISTRATIVE:

Approval of March 15, 2016 Minutes

Approval of April 19, 2016 Resolutions:

Michael & Tara Heal, 45 Washington Avenue (Block 136, Lot 1, R-5 Zone)

Joseph & Amber Guardino, 25 Waterman Avenue (Block 145, Lot 6, R-5 Zone)

Clementine Properties, LLC, 22 North Street (Block 45, Lot 12, R-6 Zone)

State Shorthand Reporting Service